



ATTORNEYS AT LAW

KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO

LAS VEGAS OFFICE
WWW.KKBRF.COM

CHRISTOPHER L. KAEMPFER
ckaempfer@kkbrf.com
702.792.7054

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89109-0907
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5250 S. Virginia Street
Suite 220
Reno, NV 89502-6000
Tel: 775.852.3900
Fax: 775.852.3982

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129-5074
Tel: 702.693.4260
Fax: 702.939.8457

May 26, 2006

VIA Facsimile & Electronic Mail

Flinn Fagg
Director of Planning
City of Las Vegas Planning Department
731 S. Fourth St.
Las Vegas, NV 89101

Re: Copper Palms Condominiums – Deed Correction

Dear Flinn:

This purpose of this letter is to seek a waiver of Section VI(A) of the "City of Las Vegas Street Naming and Address Assignment Regulations, 1993 Edition," as adopted by Ordinance 3744 and/or Municipal Code Section 13.28.060 ("the Address Assignment Regulations") and to have the City adopt a revised and corrected address list for the 248 condominiums units in a complex known as Copper Palms.

We seek a waiver of this addressing regulation to correct the list of addresses that the City's Addressing/Mapping Department has on file for the 248 condominiums in Copper Palms. The City's address list does not reflect the actual physical/site addresses affixed to the units and the buildings at Copper Palms. All of the homeowners as well as third parties rely upon the actual physical/site addresses to identify the units. If the building and unit numbers were to be changed to reflect what the City has on file, it would create hardship and logistical difficulties for the homeowners. Councilman Wolfson and City Attorney Brad Jerbic are very aware of this issue and are supportive of anything that can be done legally and expeditiously to resolve this situation.

Section VI(A) of the Address Assignment Regulations require that unit and building number assignments for multi-story, multi-family residential developments be in a "counterclockwise" direction. Apparently, when the unit and building numbers were affixed to the buildings on or about 1995, the developer designating the numbers did not comply with this addressing regulation and affixed numbers to the buildings and units under a different scheme. In addition, the developer provided a different address list to the City than what was actually affixed to the buildings. This has resulted in a number of problems for the homeowners and all parties concerned.

Pursuant to Municipal Code Section 13.28.070, we seek a waiver of the foregoing ordinance because the City's legal address list on file does not reflect the actual numbers affixed

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to the buildings and units. Therefore, there are "exceptional circumstances so as to justify the waiver and that the granting of the waiver will not be materially detrimental to the public safety or welfare." Municipal Code Section 13.28.070. Indeed, we believe that the legal address list on file with the City must be corrected to reflect the actual physical/site addresses because there could be fire and safety issues for dispatch of 911 calls if the list is not corrected.

Because of the concern caused by this situation, a lawsuit was commenced naming our client, Chicago Title and the City of Las Vegas as defendants. A hearing has been held on the matter and the Court agreed to provide the defendants with additional time to rectify the situation. The Court also expressed its belief that all homeowners would want their deeds corrected and encouraged the quickest resolution to the matter. The Court has scheduled a hearing on June 15, 2006 and expects a status update at that time. Consequently, whatever we can do to resolve this matter beforehand would be appreciated by all parties.

Please either contact me (792-7054) or Tabitha Keetch (792-7051) as soon as possible if you are willing and able administratively to grant this waiver.

Thank you very much for your consideration of this most important request.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Christopher L. Kaempfer

CLK/lcj

cc: Councilman Wolfson
Kathryn S. Wonders, Esq.
Brad Jerbic, Esq.
Bill Henry, Esq.
Amy Tirre, Esq.
Tabitha Keetch, Esq.

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